



23 ACRES INDUSTRIAL LAND IN NORTHERN CALVERT COUNTY

2205 BRICKHOUSE ROAD
DUNKIRK, MD 20754

Robert H. Greenlee
Managing Director
O: 443.390.2600 x102
bob.greenlee@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,895,000
Lot Size:	23.678 Acres
Zoning:	I-1, Light Industrial
Market:	Northern Calvert County
Submarket:	Dunkirk
Price / SF:	\$1.84

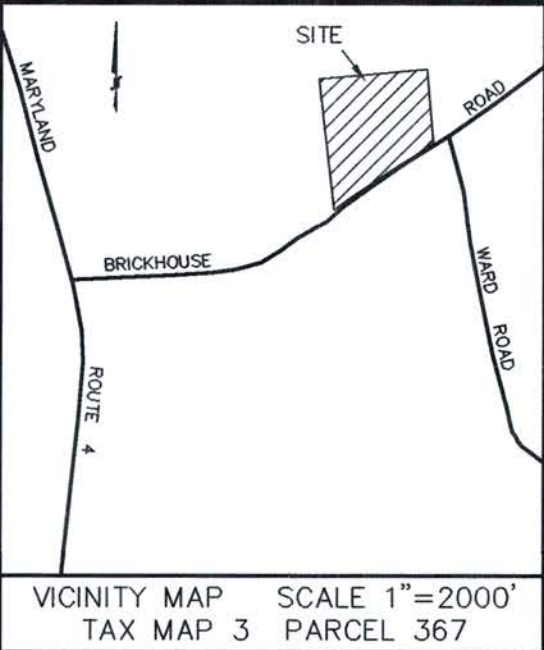
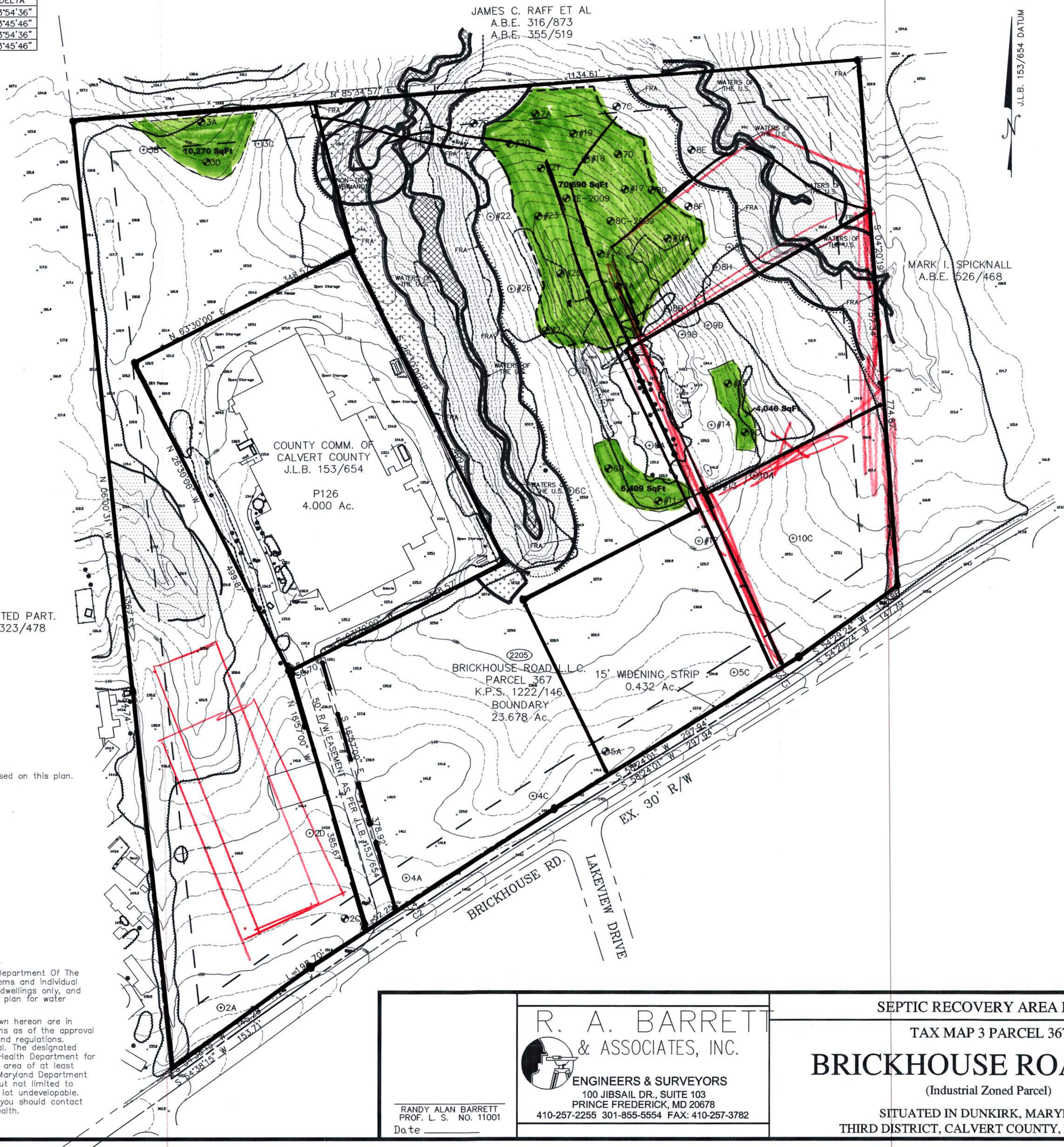
PROPERTY OVERVIEW

23 acres offered for sale in Northern Calvert County with ready and convenient access to Rte 4 and Rte 260. This is the closest Industrially zoned County land to the major markets of Washington and Annapolis. Perfect location for a distribution center, a regional storage facility, or an expanding local business.

PROPERTY HIGHLIGHTS

- Price based on approximate usable site area of 16.5 acres at \$115,000 per acre.
- Property surrounds the long-time headquarters and plant of Victor Stanley, Inc.
- Well suited to any number of complementary or synergistic uses.
- Single or up to five development sites.
- Bucolic rural setting, private, lovely open areas and gently rolling hills.
- Limited to low water usage users.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1585.00	108.17	54.10	108.15	N56°26'42"E	03°54'36"
C2	8315.00	546.05	273.12	545.96	S56°31'08"W	03°45'46"
C3	1570.00	107.14	53.59	107.12	N56°26'42"E	03°54'36"
C4	8330.00	547.04	273.62	546.94	S56°31'08"W	03°45'46"



- LEGEND**
- Denotes Premise Address
 - Denotes conservation areas
 - Denotes non-tidal wetlands
 - Denotes wetlands buffer
 - Denotes Waters Of The U.S.
 - Denotes 50' Stream Buffer
 - Denotes 100' Stream Setback
 - Denotes limit of Forest Retention Area
 - Denotes Building Restriction Line
 - Denotes Satisfactory Perc Test
 - Denotes Unsatisfactory Perc Test

A total of 91,415 Square Feet of Septic Recovery Area is proposed on this plan.

HEALTH DEPARTMENT	
Date _____	
Health Officer _____	
Dir. Env. Health _____	
Sanitarian _____	

HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of The Environment regulation 26.04.03 allowing for individual water systems and individual sewerage systems in the subdivision of land serving single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W7 and sewerage planning category S7.

This Health Department approval certifies that the Lots shown herein are in consonance with pertinent Health Department Laws and Regulations as of the approval date, however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated perc area is the only perc area approved by the Calvert County Health Department for sewage disposal purposes. The approved lot includes an approved area of at least 10,000 s.f. for sewage disposal purposes as required by current Maryland Department of the Environment Law. Improvements of any nature, including but not limited to the installation of other utility lines in this area, may render the lot undevelopable. To determine exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

RANDY ALAN BARRETT
PROF. L. S. NO. 11001
Date _____

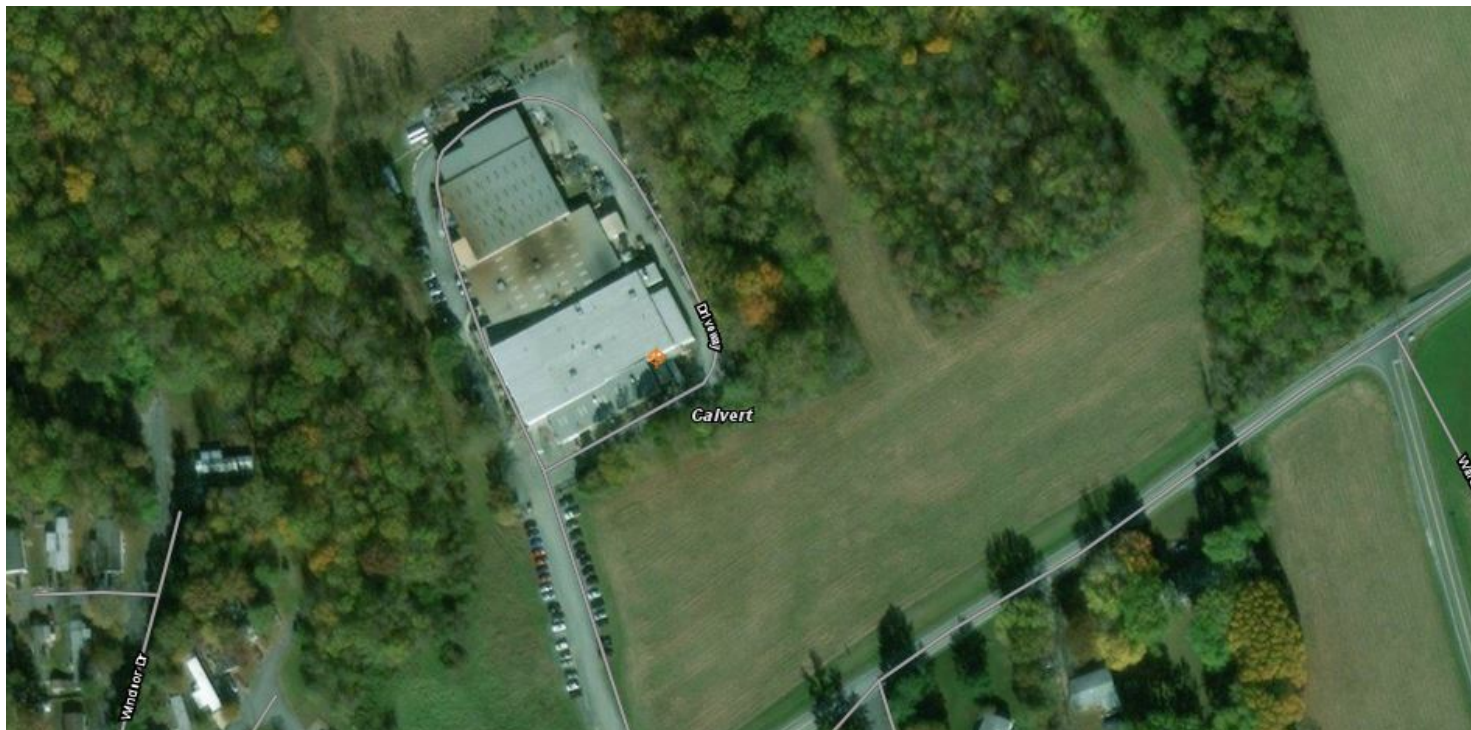
R. A. BARRETT
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS
100 JIBSAIL DR., SUITE 103
PRINCE FREDERICK, MD 20678
410-257-2255 301-855-5554 FAX: 410-257-3782

SEPTIC RECOVERY AREA PLAN
TAX MAP 3 PARCEL 367
BRICKHOUSE ROAD LLC
(Industrial Zoned Parcel)
SITUATED IN DUNKIRK, MARYLAND
THIRD DISTRICT, CALVERT COUNTY, MARYLAND

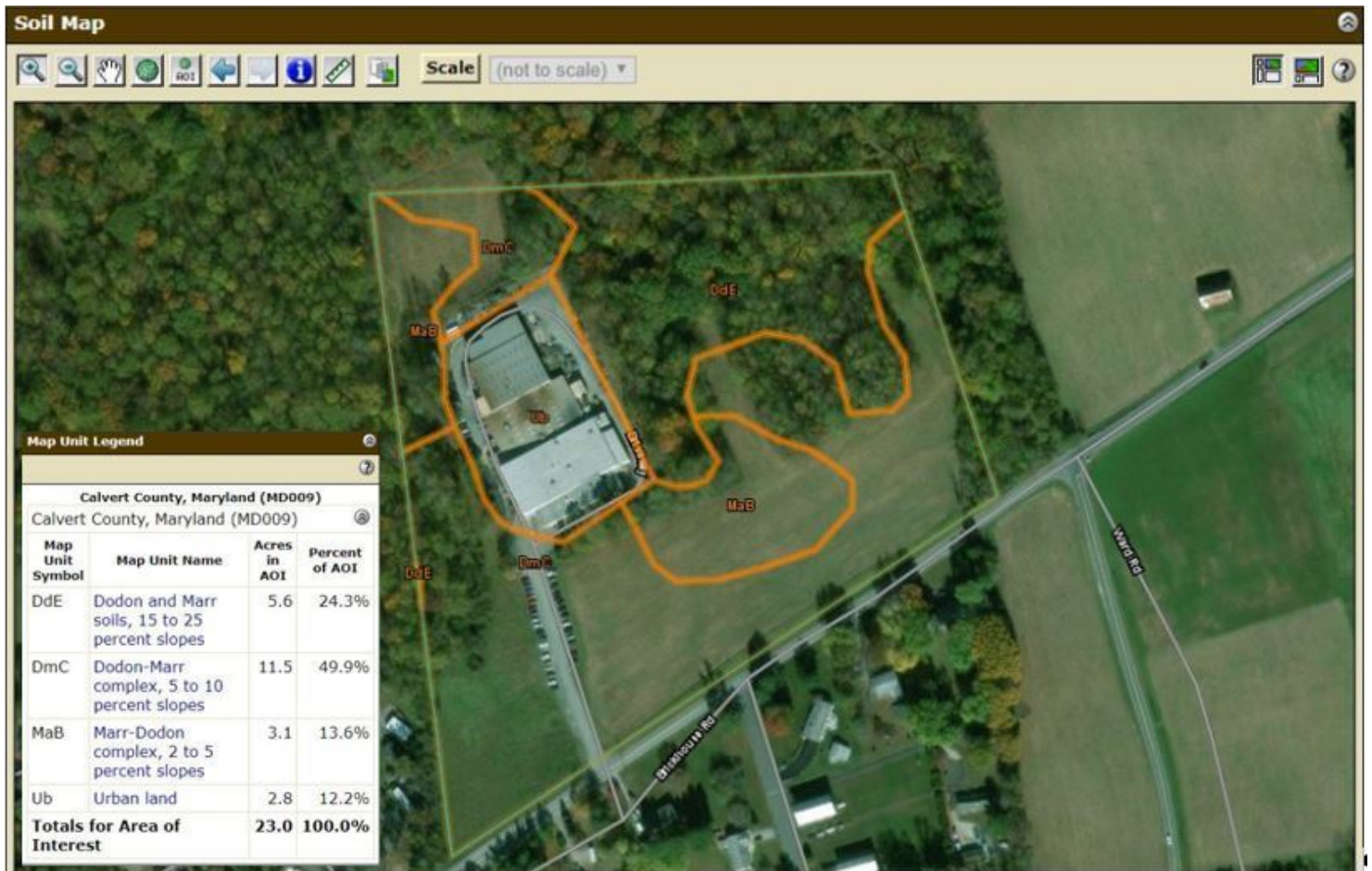
OWNER/APPLICANT
Brickhouse Road L.L.C.
10961 Lakeside Drive
Dunkirk, Md. 20754

DATE
9/18/09
SCALE
1"=100'
DRAWN BY
DJW
DRAWING #
Cc2049 SRA-PLAN
FILE #
Cc2049
JOB #
00501

Additional Photos



Soils Map

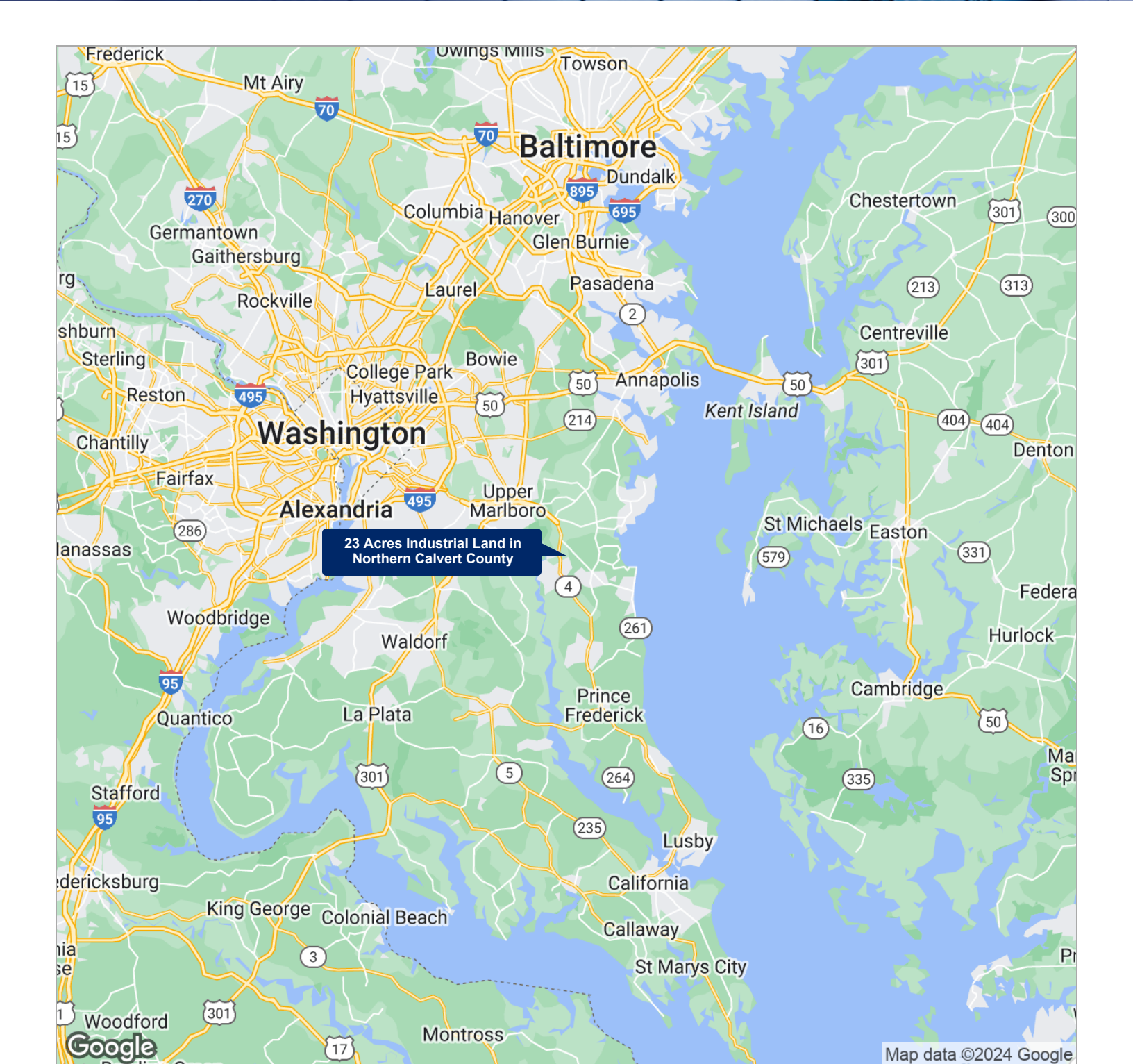


Additional Photos

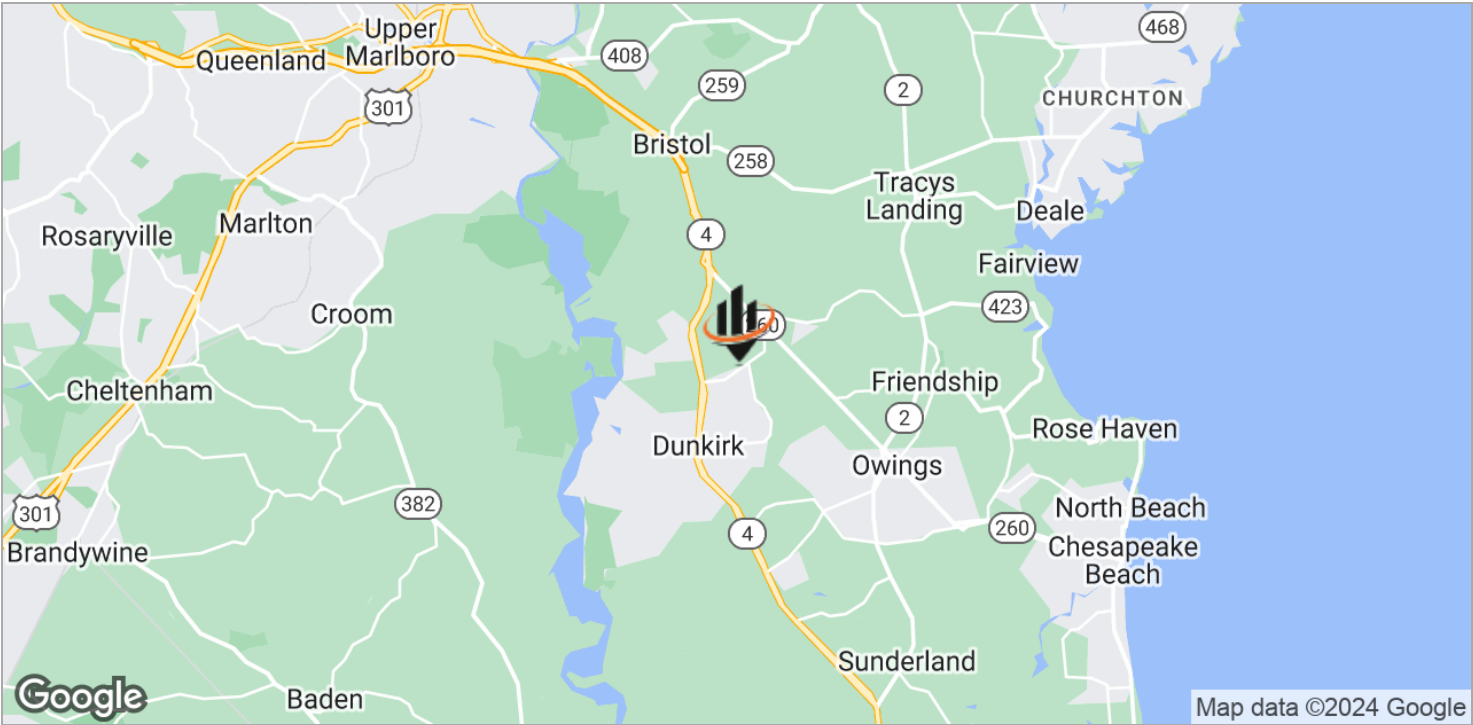
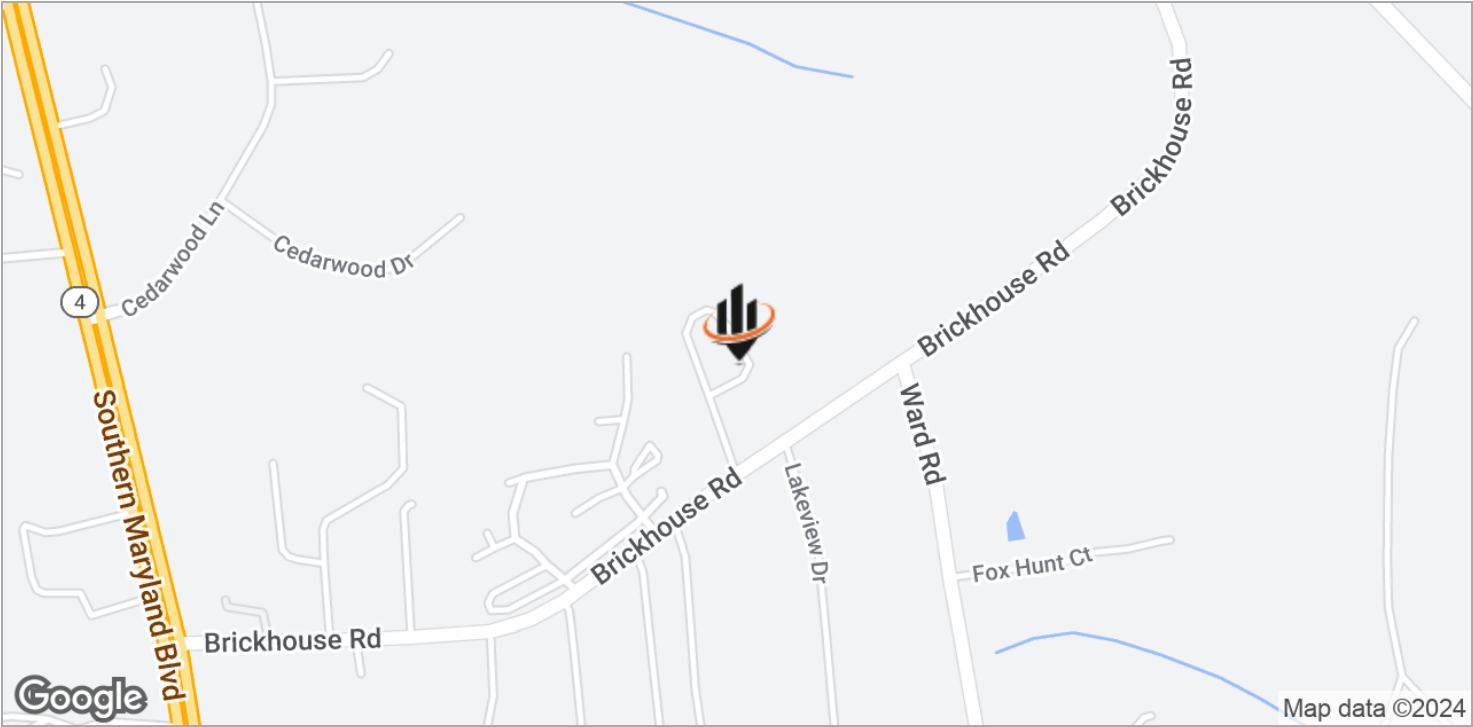




Regional Map

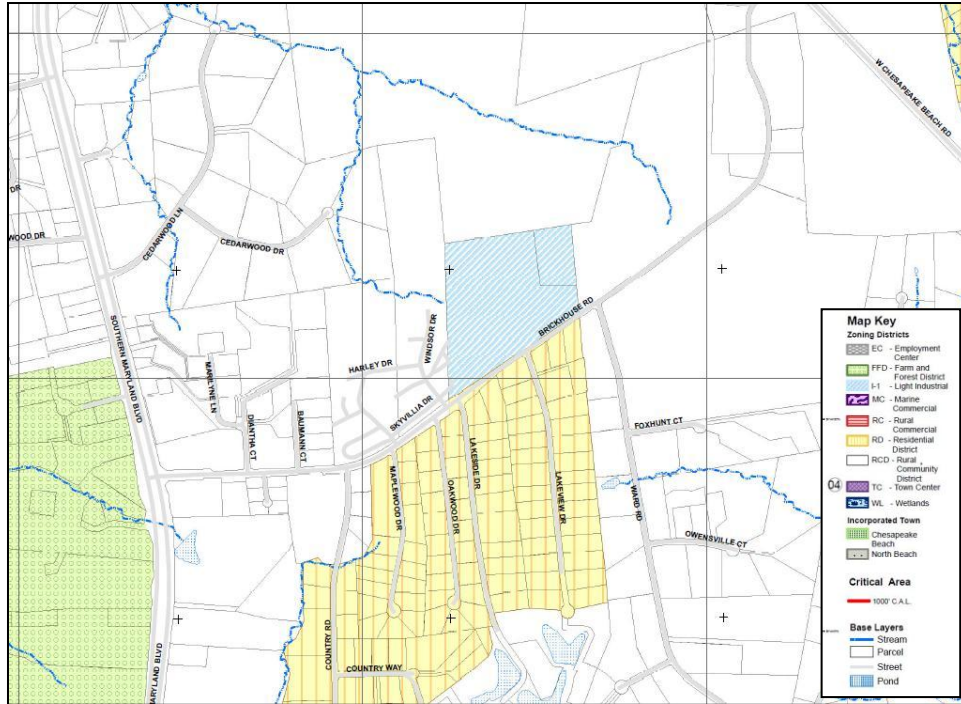


Location Maps



Aerial Map





The [County Zoning Ordinance](#) contains all zoning regulations for Zoning Districts outside of the town centers. There are seven (7) town centers in Calvert County (Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby, and Solomons), and each town center has its own Master Plan and Zoning Ordinance.

Light Industrial District

A.

This Primary District is intended to provide available space for light industrial uses, free from other uses which might affect such development. Industrial Parks are encouraged in this District.

B.

Light industries include those which manufacture, process, store, package or distribute goods and materials and are normally dependent on raw material produced elsewhere. Uses that may have adverse impacts such as noise, odor, or dust on neighboring properties require a special exception from the Board of Appeals.

This District is not intended for retail sales establishments such as department stores, general stores, home improvement stores, convenience stores, etc. However, it is the intent to permit the sale of unusually large items that require the use of heavy freight transport and generate low automobile traffic volumes. Such uses may include building materials sold in bulk, heavy machinery and equipment, and large vehicles such as farm tractors and large boats.

C.

Permitted, conditional, or special exception uses allowed in the Employment Center (EC) District shall be permitted in the I-1 Light Industrial District if the following conditions are met:

1.

The I-1 District adjoins a Town Center; and

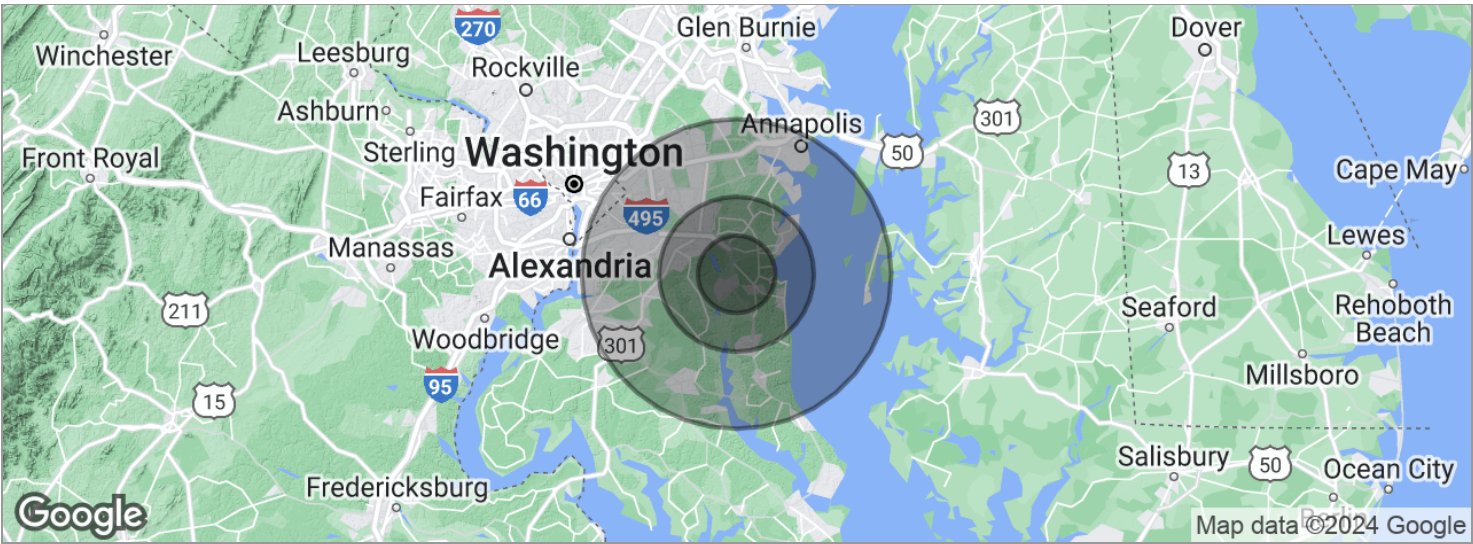
2.

All conditions imposed by Section 3-1 (if applicable) shall be met; and

3.

All development criteria for Employment Center areas described in Section 2-8.09, including the provisions for Development Rights and Responsibility Agreements, shall be met.

Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	21,520	98,731	710,791
Median age	42.2	40.3	38.7
Median age [Male]	42.0	39.1	37.0
Median age [Female]	42.7	41.5	40.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	7,412	35,242	259,973
# of persons per HH	2.9	2.8	2.7
Average HH income	\$111,096	\$109,325	\$103,504
Average house value	\$500,492	\$448,550	\$419,762

* Demographic data derived from 2020 ACS - US Census

Senior Advisor

ROBERT H. GREENLEE

Managing Director



19 Bay Street, Suite 1
Easton, MD 21601
T 443.390.2600 x102
C 410.714.9766
bob.greenlee@svn.com

PROFESSIONAL BACKGROUND

Robert H. (Bob) Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.